

**GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT**

Municipal Administration & Urban Development Department - VGT Muda, Vijayawada – Change of Land from Residential Use to Commercial Use in R.S.No. 294/3P of Edupugallu village, Kankipadu Mandal, Krishna District to an extent of 7227.03 Sq.Mtrs. – Draft Variation – Notification – Confirmed – Orders - Issued.

---

**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT**

**G.O.Ms.No. 295**

**Dated: 19.07.2010.**

Read the following:

1. From the Vice-Chairman, VGTM UDA, Vijayawada, Letter Rc.No.C8-2535/2009, dated 09.03.2010.
2. Government Memo No. 5423/I2/2010, Municipal Administration & Urban Development Department, Dated: 19.6.2010.

\*\*\*

**ORDER:**

The draft variation to the Zonal Development Plan of Kankipadu zone issued in Government Memo 2<sup>nd</sup> read above was published in the Extraordinary issue of Andhra Pradesh Gazette No. 301, Part-I, dated 24.06.2010. No objections and suggestions have been received from the public within the stipulated period. It is reported by the Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada that the applicant has paid an amount of Rs. 2,17,000/- (Rupees Two lakhs and Seventeen thousands only) towards development charges. Hence, the draft variation is confirmed.

The appended notification shall be published in an Extraordinary issue of Andhra Pradesh Gazette, dated 22.07.2010.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**T.S. APPA RAO,  
PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

**To**

The Commissioner of Printing, Stationery & Stores Purchase,  
Hyderabad.

The Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban  
Development Authority, Vijayawada.

**Copy to:**

The applicant through the Vice-Chairman, VGTM Urban  
Development Authority, Vijayawada.

The Special Officer and Competent Authority, Urban Land  
Ceiling, Vijayawada.

The District Collector, Krishna District, Vijayawada  
Sf/Sc.

// FORWARDED :: BY ORDER //

**SECTION OFFICER**

**APPENDIX  
NOTIFICATION**

In exercise of the powers conferred by sub - section (2) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of Kankipadu zone, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.301, Part-I, dated 24.06.2010 as required by sub-section (3) of the said section.

...2

### **VARIATION**

The site measuring an extent of 7227.03 Sq.mts in R.S.No. 294/3P of Edupugallu Village, Kankipadu Mandal with following schedule of boundaries which was earmarked for Residential use in the Zonal Development Plan of Kankipadu Zone which was sanctioned in G.O.Ms.No. 387, M.A.,, dated: 31.05.2008 is designated for Commercial Use as shown in Modification to the Zonal Development Plan vide M.Z.D.P.No. 05/2010/VJA and it is available in the office of the Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority, Vijayawada, subject to the following conditions:

- (a) that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
- (b) that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
- (c) the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
- (d) the change of land use shall not be used as the proof of any title of the land.
- (e) the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
- (f) The applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.
- (g) any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.
- (h) The applicant should handover of land affected in road widening i.e., 956.81 Sq.Mtrs free of cost to the local authority.
- (i) The applicant should maintain additional front setback of 3 mt. in addition to required setbacks in case if there are no service roads.

### **SCHEDULE**

- NORTH** : Site falling in R.S.No. 294/2 of Edupugallu Village, Kankipadu Mandal, Krishna district.
- SOUTH** : Existing Bandar road falling in R.S.NO. 296 and it is proposed to be widened to 200' road and which is falling in R.S.No. 294/3P of Edupugallu Village, Kankipadu Mandal, Krishna district.
- EAST** : Site falling in R.S.No. 293 of Edupugallu Village, Kankipadu Mandal, Krishna district.
- WEST** : The site falling in R.S.No. 295 of Edupugallu Village, Kankipadu Mandal, Krishna district.

**T.S. APPA RAO,  
PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

**SECTION OFFICER**